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Chapter 7 Trustee

US Courts

JUN - 8 2004

AK Received

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF IDAHO

IN RE:

FRANK L. CHAPIN and
SYDNEY L. GUTIERREZ-CHAPIN,

Debtors.

CASE NO. 02-20218

ORDER APPROVING SALE

Trustee, having given notice of the sale of property consisting of approximately 20 acres of real property referred to by debtors as Jachetta in their bankruptcy schedules and described as:

The North half of the Northwest quarter of the Northwest quarter of Section 10,
Township 55 North, Range 4 West, Boise Meridian, Bonner County, Idaho;
Excepting Therefrom rights of way of FAS-5780 and FAS-5781


in which the bankruptcy estate thereof has an ownership interest, and good cause appearing, it is

ORDERED, ADJUDGED AND DECREED that the property identified above is hereby sold to Clay L. and Valeria C. Beach, husband and wife, free and clear of all liens, claims, or encumbrances, except a lien for real estate taxes owing Bonner County, Idaho, with valid liens and interests attaching to the proceeds of said sale per the priorities established by the Bankruptcy Code or applicable state law.

IT IS FURTHER ORDERED that Trustee is authorized to close said sale pursuant to the Notice of Sale by Trustee.

IT IS FURTHER ORDERED that payment of a realtor commission in the amount of six percent (6%) of the \$80,000.00 sale price out of sales proceeds to Ruth McDonald, Broker for River Mountain Realty, L.L.C., is approved.

Dated this 8th day of June, 2004.



U. S. Bankruptcy Judge

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Total notices mailed: 4

Debtor Chapin, Frank L POB 781, Sandpoint, ID 83864
Trustee Zimmerman, C Barry POB 1240, Coeur d'Alene, ID 83816-1240
Aty Magnuson, H James POB 2288, Coeur d'Alene, ID 83814
United States Trustee, 304 N 8th St Rm 347, Boise, ID 83702

I hereby certify that a copy of the attached
document was mailed or hand delivered
to the named persons of this certificate
of mailing.

Dated: 6-9-04

Signed: *R. L. Fench*